

DISRUPTING  
THE STATUS  
QUO.

# ROSEFELLOW.

**INDUSTRIAL 10.0**

TURNBULL ST, BEAUHARNOIS

# ABOUT ROSEFELLOW.

RF.

## WHO WE ARE

ROSEFELLOW. is a leading real estate development and management firm in Montreal. We are at the forefront of modern methods in the ways buildings are designed and constructed.

ROSEFELLOW. designs, builds, and manages buildings that rely as much on our intrinsic qualities as on the service we provide. This conviction gives us the energy to unify those like us who want to commit and innovate for an energy efficient, fluid, and inclusive city.



## OUR APPROACH

Whether it is ground-up construction or transforming dated and uninspiring buildings into luxury residential and/or industrial assets, we strive to deliver a unique and exceptional living/working experience to its valuable users.

Our operational policies ensure that we can consistently deliver, maintain, and maximize value for our clients and partners. At ROSEFELLOW., we are constantly adapting to a fast-changing world of design. We keep devising new and advanced ways of developing and managing our assets to deliver optimum value to our investors while also creating an exceptional experience for the end users. Therefore ROSEFELLOW. is becoming a pre-mier real estate developer Canadians turn to first, and how we intend to remain so.



# ABOUT ROSEFELLOW.

## A SEAMLESS PROCESS

We understand that property investments can be somewhat challenging and some real estate companies lack transparency. In turn, we strive to make the process simple, clear, and effortless for you. We do this by identifying and carrying out extensive diligence to ensure our projects are de-risked.

## SUSTAINABILITY

Sustainability has been at the heart of ROSEFELLOW. since day one. We are continuously partnering with leading manufacturers, universities and engineers to pioneer new approaches and technologies that elevate the efficiency and value of every building and investment. At ROSEFELLOW. sustainability is not a means to an end, but an ongoing practice that fosters communities and cities.

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# ROSEFELLOW INDUSTRIAL 10.0

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Beauharnois is a city located in the Beauharnois-Salaberry Regional County Municipality of southwestern Quebec, Canada, and is part of the Greater Montreal Area.

The Beauharnois industrial park stands out for its highly attractive geographic position. Located at the intersection of Highway 30 and Highway 236, it is crossed by CN rail network.

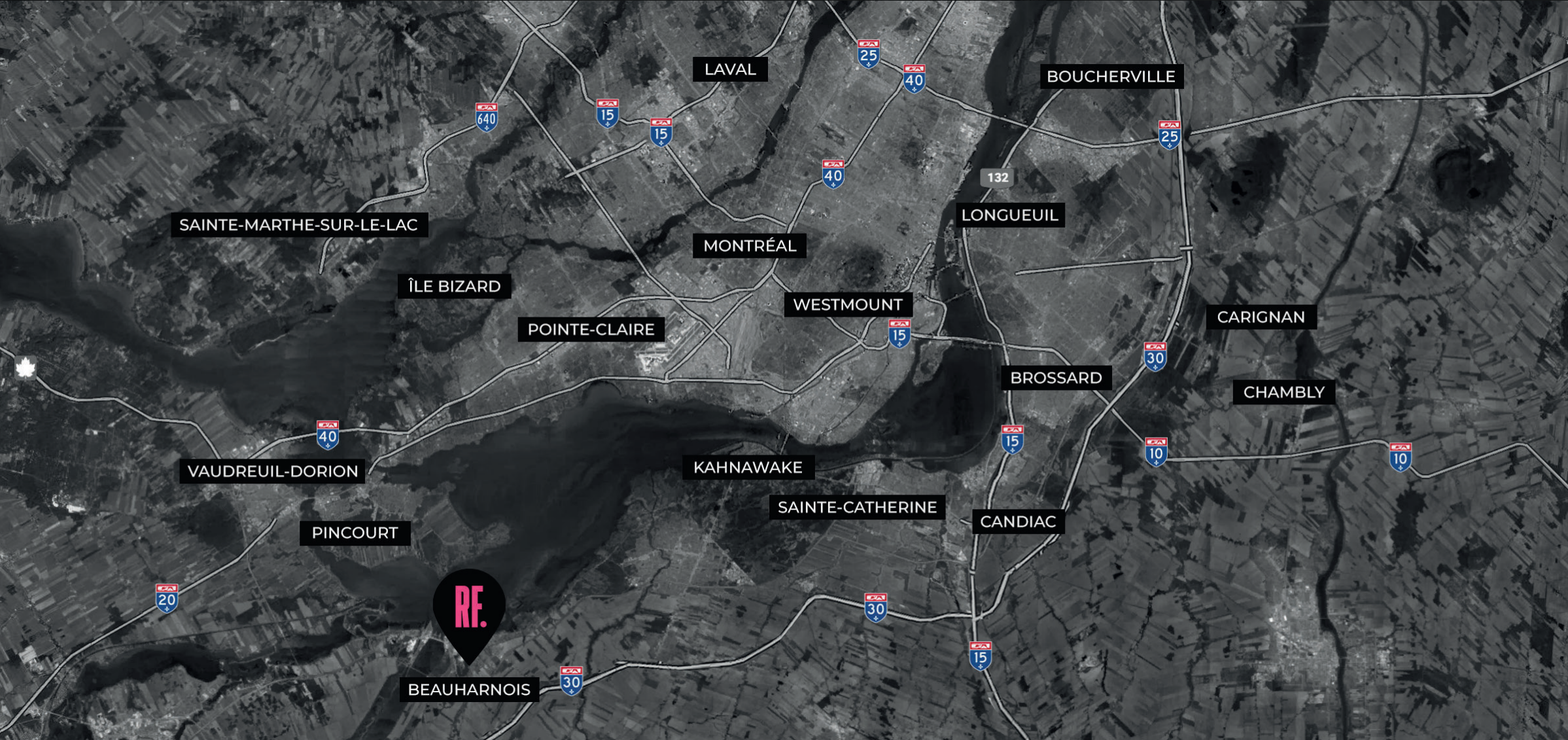
It is 15 minutes from the St. Lawrence Seaway thanks to the Port of Valleyfield which, by its direct access to Highway 30, promotes the exchange and transshipment of materials transported by rail, sea and land.

The location of the Beauharnois industrial park is one of the most strategic for companies wishing to be in the heart of the Quebec-Ontario-United States trade corridors.

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# LOCATION MAP.

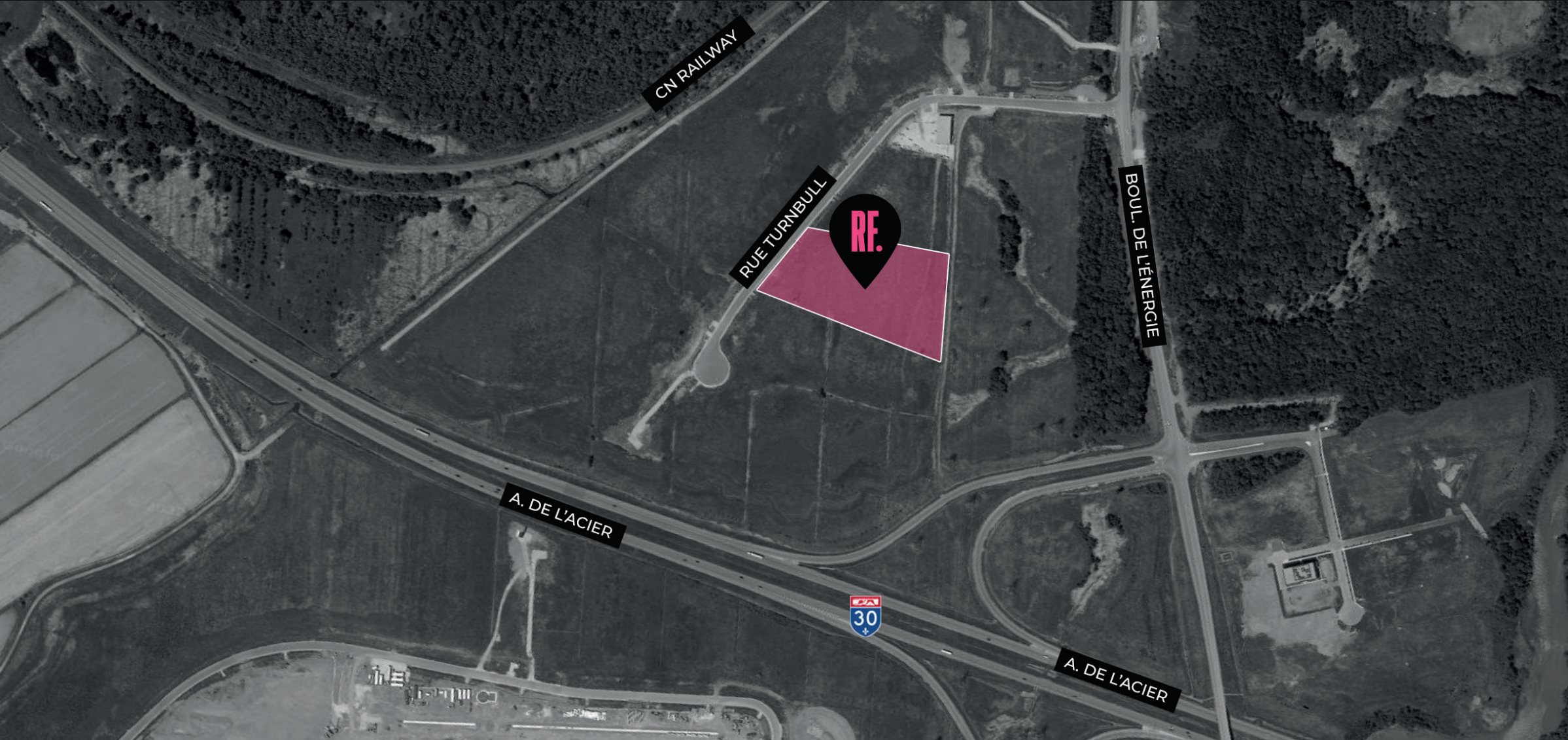
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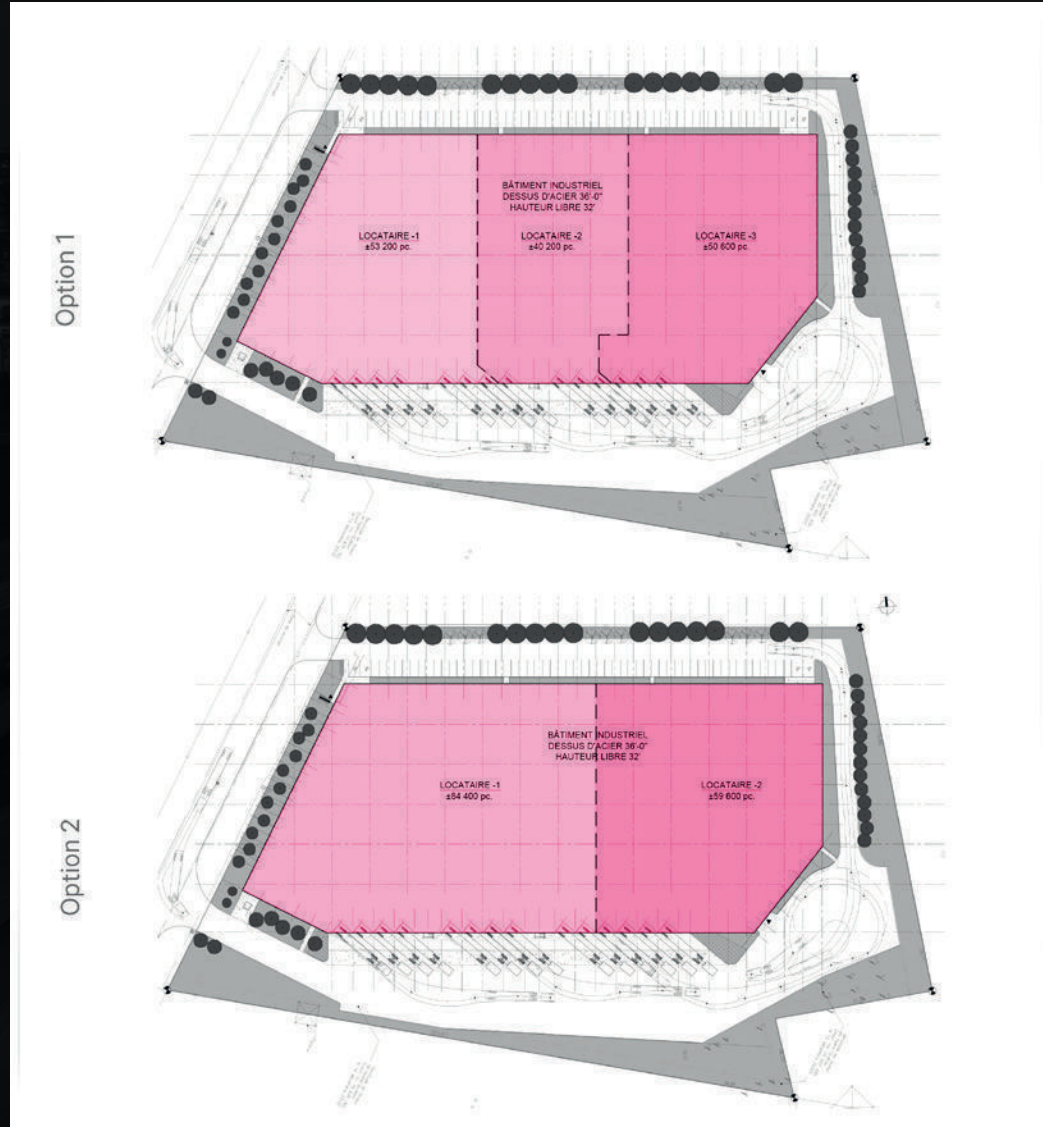
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# SITE OVERVIEW.

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# SITE PLAN.



## CHARACTERISTICS

**LAND AREA**  
LOT TOTAL # 6 402 843  
± 297 121 SQ.FT. (27,603 M2)

**BUILDING**  
OFFICE AS REQUIRED  
WAREHOUSE UP TO 144,000 SQ.FT.

**TOTAL BUILDING SIZE** ± 144,000 SQ.FT.

**SITE COVERAGE** 48%

**PROPOSED PARKING**  
VEHICLE 58 STALLS

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RENDERING.

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# DISTANCE FROM TURNBULL STREET.

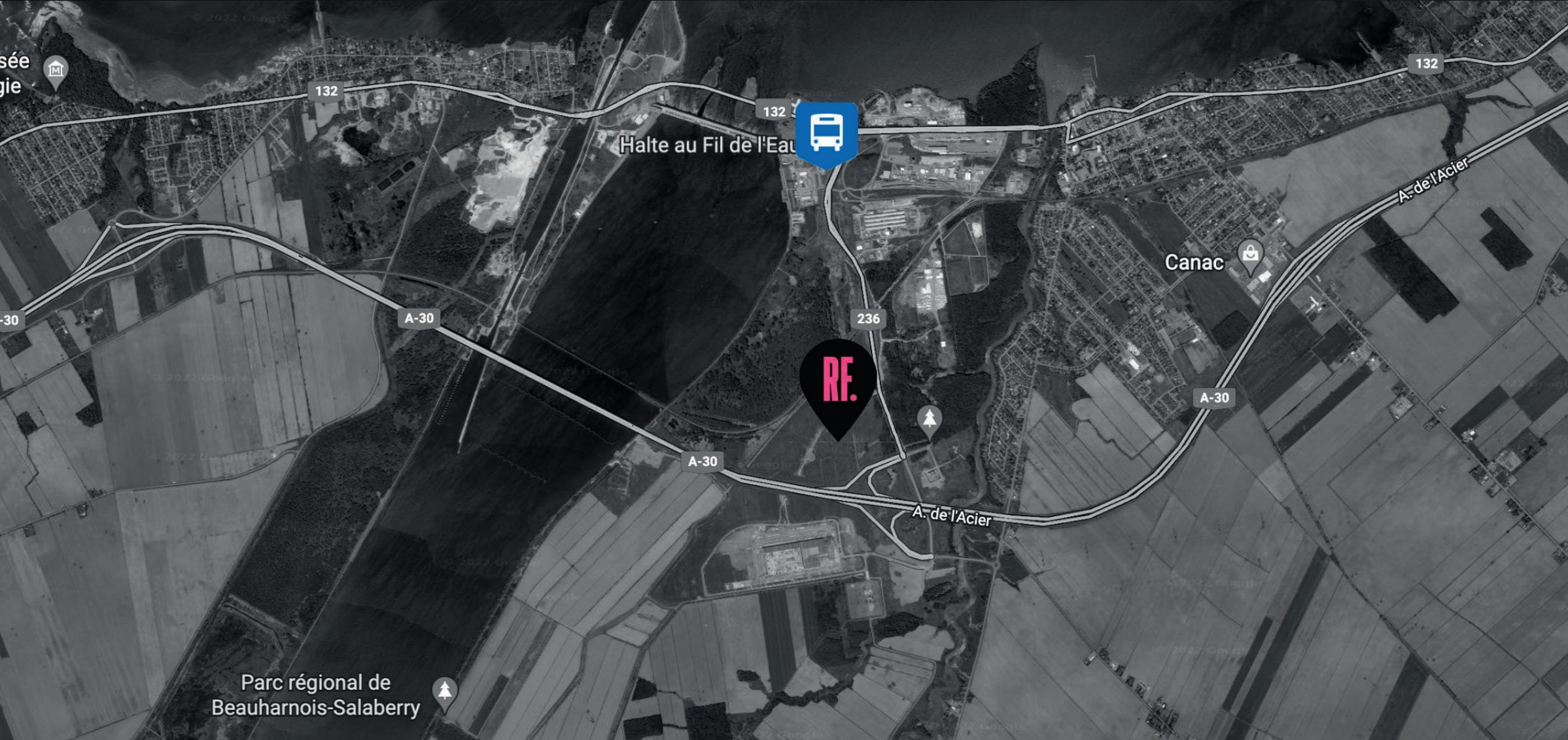


## DISTANCE FROM TURNBULL STREET

Border Services	80.5KM
Technoparc Montreal	53KM
FedEx Terminal	50KM
Pierre Elliott Trudeau International Airport	39KM
Canada Post Distribution Centre	40KM
Cadillac Fairview Shopping Centre	44KM
UPS Distribution Centre	37KM

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# PUBLIC TRANSPORTATION.



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# GENERAL BUILDING SPECIFICATIONS.

### BOROUGH

### BEAUHARNOIS

OUTSIDE STORAGE

Permitted

### ZONING AVAILABLE

### INDUSTRIAL

AREA

40,000 SQ.FT. - 144,000 SQ.FT.

### OFFICE

### AS REQUIRED

CLEAR HEIGHT

32'

### COLUMN SPAN

### 40' X 42'

LOADING DOCKS

1 x 10,000 sq.ft., equipped with 35,000lbs mechanical dock

### DRIVE-IN DOORS

1

SLAB

Warehouse/plant slab-on-grade to be 6" thick, 25 MPA concrete, reinforced with synthetic fibers at a rate of 1,8kg/m<sup>3</sup>. Office slab-on-grade to be 6" thick, 25 MPA concrete, reinforced with synthetic fibers at a rate of 1,8kg/m<sup>3</sup>.

### ROOF

### TPO SYSTEM

SPRINKLER SYSTEM

ESFR - Per Code of Quebec (chap. 1) (National Building Code) NFPA

### ROOFLIGHTING SYSTEM

### LED

HVAC

Office: The office space will be air conditioned with roof top units. Warehouse: gas fired units to be provided.

### ELECTRICAL

1,200 amps

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**THANK YOU.**

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